



'ĀINA HAINA COMMUNITY ASSOCIATION, Bill 27, CD2
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Jeanne Ohta, President • Anson Rego, Vice-President • Art Mori, Treasurer • Kathy Takemoto,
Secretary • Directors At Large: Wayson Chow, Devon James, Melia Lane-Kanahele

July 6, 2016

To: Members of the Honolulu City Council

From: Jeanne Y. Ohta, President

RE: Bill 27 (2016)

Position: OPPOSE

The Board of Directors of the 'Āina Haina Community Association write in opposition to Bill 27 which provides incentives for building of accessory dwelling units (ADU's). The incentives are waivers of certain permit fees.

Although the purported purpose is to encourage the creation of affordable rental units, we believe that taxpayers should not foot the bill for private, commercial businesses in residential neighborhoods. Accessory dwelling units are meant to earn revenue and profits for the homeowners. The permit fees are a cost of doing business and taxpayers should not finance these private businesses. There is also no guarantee that forgiving these fees will lead to rents that would be "affordable." There is no requirement or provision for affordable rents in exchange for providing waivers of fees.

It is very possible that many of these units for which permit fees will be waived will become illegal transient vacation rental units. Because of the Department of Planning and Permitting's (DPP) complete inability to shut down existing units, there is little incentive for property owners to operate within the law. It is far more profitable to rent units to tourists and the only purpose for ADU's is to generate income.

We ask that before taxpayers pay for building accessory dwelling units, more attention be placed on strengthening DPP's ability to enforce zoning codes. What is going to change in the way that rules are enforced? How do they plan on enforcing the requirement of an owner-occupant living on-site? That there will only be a single unit for rent? That the unit will not be rented to tourists?

Proposing to increasing affordable rental units by allowing accessory dwelling units in residential zoning is a failed policy; and waiving permit fees on those units further wastes taxpayer funds on an already failed policy.

We respectfully request that the Council defer Bill 27.

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